

**Management Certificate**

*In compliance with Tex. Prop. Code, Title 11 Section 209.004*

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

I, Debra Willis, am the Property Manager of Stone Creek Homeowners Association, Inc. ("the Association"), which is a duly organized and existing non-profit corporation. In said capacity, I am aware of the governing documents of the Association and am competent to make this Affidavit. As such, I certify that the following information is true and correct:

Name of Subdivision:     Stone Creek Association  
Name of Association:     Stone Creek Homeowners Association, Inc.  
Website of Association:   <http://www.stonecreekcommunity.org/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Declaration of Covenants – Stone Creek, Section 1, Phase I	F849380	11/10/78
Declaration of Covenants – Stone Creek, Section 1, Phase II	G141264	07/02/79
Amended Declaration of Covenants – Stone Creek, Section 1, Phase II	G609706	07/22/80
Declaration of Covenants – Stone Creek, Section 3	R736174	01/05/96
Declaration of Covenants – Stone Creek Model Home Park	R859439	04/03/96
Declaration of Covenants – Stone Creek, Section 3	S234649	12/06/96
Annexation Agreement – Stone Creek Section Three	S351708	03/07/97
Declaration of Covenants – Stone Creek, Section 3	S654146	09/24/97
Declaration of Covenants – Stone Creek, Section 4	U083758	11/17/99
Articles of Incorporation	U176419	01/14/00
Bylaws of Stone Creek Homeowners Association	U176419	01/14/00
Collection Policy	U176419	01/14/00
Amenities Policy	U176419	01/14/00
Satellite Dish & Antenna Guidelines	U176419	01/14/00
Annexation Agreement – Stone Creek Model Home Park	U746009	11/22/00
Declaration of Covenants – Crossing at Stone Creek	V444683	11/28/01
Annexation Agreement – Crossing at Stone Creek	V444682	11/28/01
Declaration of Covenants – Crossing at Stone Creek, Section 2	X187942	11/12/03
Amended Declaration of Covenants – Crossing at Stone Creek, Section 2	Y371242	04/05/05
Declaration of Covenants – Crossing at Stone Creek, Section 3	Y671009	08/05/05
Declaration of Covenants – Crossing at Stone Creek, Section 3	Y671010	08/05/05
Annexation Agreement – Stone Creek Section Four	Z273039	05/03/06
Annexation Agreement – Stone Creek Section Two	20060015880	09/01/06
Solar Energy Devices, Flags, Religious Items, Rain Barrels, Roofing Material Policies	20150041388	01/30/15
Meetings, Elections, Voting Policies	20150041389	01/30/15
Record Retention Policies	20150041390	01/30/15
Collection / Delinquent Accounts / Payment Plans Policies	20150041390	01/30/15
Record Inspection & Copying Policies	20150041392	01/30/15
Amended & Restated Collection Policy / Payment Plan Policy	20150041391	01/30/15
Amendment of Bylaws	20150393341	08/31/15
Fining Policy	RP-2016-191096	05/06/16

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Stone Creek Homeowners Association, Inc.  
c/o Sterling A.S.I.  
6842 North Sam Houston Parkway West  
Houston, Texas 77064

The name, mailing address, telephone number, and email address of the managing agent / designated representative:

Debra Willis  
Sterling A.S.I.  
6842 North Sam Houston Parkway West  
Houston, Texas 77064  
Telephone (832) 678-4500  
Facsimile (832) 678-4510  
dwillis@sterlingasi.com

Legal Counsel for the Association is as follows:

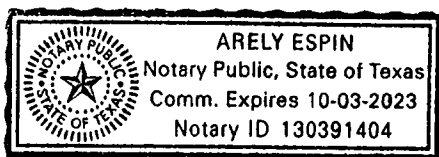
LAMBRIGHT ★ MCKEE  
940 Corbindale Rd.  
Houston, Texas 77024  
Telephone (713) 840-1515  
Facsimile (713) 840-1521

Date: 12-1-21

By: Debra Willis  
Debra Willis, Property Manager

STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 1st day of December, 2021 by Debra Willis, Property Manager, on behalf of the Association.



Arely Espin  
Notary Public in and for the State of Texas

EXHIBIT "A"

FEES CHARGED BY THE ASSOCIATION RELATING  
TO A PROPERTY TRANSFER IN THE SUBDIVISION

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Transfer Fee	\$220.00

RP-2021-722899

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# Pages 4  
12/17/2021 04:07 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2021-722899